

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
October 6, 2010

The Board of Adjustment held its scheduled meeting in the Council Chambers at 6120 Broadway on Wednesday, October 6, 2010, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr — Chair
Susan Wilson — Acting Chair
Thomas Sanders
Hall Hammond, Alternate
Gregg Chislett

Staff Members present:

Nathan Lester, Building Official
Teresa Forsberg, Community Development Coordinator

The meeting was called to order by Mr. Orr at 5:34 p.m.

Mr. Chislett made a motion to approve the minutes from September 1, 2010, as submitted, granted that the typo "Mr. Hall" be revised to "Mr. Hammond." Mr. Hammond seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Wilson, Sanders, Hammond, Chislett

AGAINST: None

CASE NO. 2133 – 336 Cardinal Ave.

Application of Christopher and Anita Allison, owners, represented by John Troy, Landscape Architect, requesting a variance on the property located at 336 Cardinal Ave., CB 4024 BLK 155 LOT 1&2, zoned SF-A to provide 1) a 45% impervious surface coverage within the front setback instead of the maximum 30% impervious surface required per Section 3-17.

Mr. Lester presented the case to the Board. Christopher Allison, applicant and owner, represented the case. Discussion focused around two options. Mr. Orr asked the applicant if he were to go with "option B," would he not need to request a variance? Mr. Allison confirmed that "option B" would not need a variance. Mr. Orr asked what if the circular drive became a turnaround in the back of the property? Mr. Allison stated that the steep topography doesn't allow for a turnaround. Mr. Orr asked the applicant if he were to go with "option A," how many trees would be removed? The applicant stated three, and they would donate the trees to a furniture-reuse business. Mr. Orr asked the applicant if he were granted a variance on "option A," would the parking at St. Luke's become an issue? The applicant stated that the corner would always be an issue but that near his property, most of the time, it would not be an issue. Ms. Wilson asked about the proposed materials. The applicant stated brick edging would be used. Mr. Chislett expressed concern about rainwater runoff and asked if the applicant had mitigation plans to replace the removed trees.

Mr. Allison said he didn't have mitigation plans but would be happy to if requested. Mr. Orr asked where is the rainwater going to go? Mr. Allison stated on St. Lukes Ln. Ms. Wilson asked if the grade slopes to the house. Mr. Allison stated yes, there will be more water on the site, but there shouldn't be any drainage issues. Mr. Chislett expressed concern regarding the drainage on the new driveway. Mr. Allison stated that rainwater will drain toward the house and to the street drains.

Mr. Hammond made a motion to approve Case No. 2133 as submitted. Ms. Wilson seconded the motion.

The motion was approved with the following vote:
FOR: Orr, Wilson, Sanders, Hammond, Chislett
AGAINST: None

CASE NO. 2134 – 268 E. Edgewood Pl.

Application of Blair and Holly Jones, owners, requesting variances on the property located at 268 E Edgewood Pl., CB 5572 BLK 14 LOT E 50 FT OF 11 & W 25 FT OF 12, zoned SF-A to provide 1) a 2' 6" separation of an accessory structure to the main structure instead of the minimum 10' separation required per Section 3-16 #2, and 2) a side yard setback of 3' 6" for an accessory structure instead of the minimum 5' accessory structure side yard setback required per Sec. 3-15 #4.

Mr. Lester presented the case to the Board. Blair Jones, applicant and owner, was present along with his spouse. Mr. Orr asked Mr. Jones if he neglected to get a building permit before beginning construction. Mr. Jones stated he didn't think he needed a permit. Mr. Orr asked him if the shed could become the garage instead of demolishing it. Mr. Jones stated perhaps but didn't think it was large enough. Mr. Hammond stated he didn't know what the proposed project looks like. Mr. Orr said they would like to see elevations. Mr. Jones said he understands. Mr. Hammond asked if he had spoken to neighbors. Mr. Jones answered yes. Ms. Wilson asked if he had received any letters or emails from the public. Ms. Wilson stated she understands the need for additional storage, but the applicant should try to find a way to store in the existing garage and, therefore, the applicant would not need to request variances. Mr. Orr asked if any of the neighbors wanted to speak. Michael Patterson expressed concern that it was difficult to envision the final structure and that he was concerned with the proposed placement. He also stated the proposed carport seemed too tall. Ronald Rodriguez expressed concern with the proposed structure's footings and potential wind loads. He expressed further concern with the proposed carport's structural integrity. Kevin O'Connell stated that the final structure was difficult to envision and believed that there is enough room in the back of the existing shed. He was also concerned about drainage and erosion on the property since Mr. Jones is already in the flood plain. Mr. Orr proposed a continuance in order to see accurate plans and elevations of the proposed structure. Mr. Orr also suggested that the applicant consider repositioning the building toward the rear of the property. The applicant stated if they were to move the building, they'd have to remove the shed.

Mr. Sanders made a motion to approve continuance to the Nov. 3rd Board of Adjustment meeting for Case No. 2134 for all variances pending re-submittal. Mr. Hammond seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Wilson, Sanders, Hammond, Chislett
AGAINST: None

CASE NO. 2135 – 623 Evans Ave.

Application of James and Antoinette Hill, owners, represented by Peter DeWitt, Architect, requesting variances on the property located at 623 Evans Ave., CB 4024 BLK 177 LOT 15, zoned SF-A to provide 1) a 38% lot coverage instead of the maximum 35% lot coverage required per Section 3-17, 2) an enclosed breezeway instead of the unenclosed breezeway required per Sec. 3-16 #4(2), and 3) a 9' wide breezeway instead of the maximum 6' width required per Sec. 3-16 #4(2).

Mr. Lester presented the case to the Board. Peter DeWitt, Architect, represented the case. Mr. Hammond asked Mr. DeWitt if he is remodeling or eliminating the garage. Mr. DeWitt stated he is remodeling it. Mr. Lester clarified that this is not a demolition review. Mr. Hammond asked for neighbor input. Cindy Culver, a next-door neighbor, spoke about her concerns with potential tree removal. Mr. DeWitt stated no trees are being removed. Ms. Culver asked who will be residing there after the project is completed? Mr. DeWitt stated the current property owners. Ms. Culver asked about the construction schedule. Mr. DeWitt answered that he is currently unsure of the construction timeframe. Ms. Culver asked who will be the general contractor? Mr. DeWitt stated he does not have a general contractor yet. Ms. Culver stated she wanted the general contractor to abide by the rules. Mr. DeWitt stated that the project may relieve existing drainage issues on the site. Mr. Chislett asked about the space requirements for emergency vehicle access to the house. Mr. Lester clarified code requirements regarding the minimum distance for emergency equipment to reach the house. Mr. Chislett asked for clarification regarding the enclosure of the breezeway. Mr. DeWitt clarified that it helps connect the two living spaces and provides a consistent path for the applicants' daughter. Ms. Wilson asked if the variances identified in the agenda are the only variances requested. Mr. DeWitt confirmed that was correct.

Mr. Sanders made a motion to approve Case No. 2135 as submitted. Mr. Hammond seconded the motion.

The motion was approved with the following vote:
FOR: Orr, Wilson, Sanders, Hammond, Chislett
AGAINST: None

CASE NO. 2136 – 502 Kokomo St.

Application of Focal Design Builders LLC, represented by Sandra White-Guzman, requesting variances on the property located at 502 Kokomo St., CB 5571A BLK 9 LOT 74, zoned SF-A to provide 1) a 44.7% lot coverage instead of the maximum 35% lot coverage required per Section 3-17, 2) a 3' 1" non-driveway side yard setback instead of the minimum 6' non-driveway side yard setback required per Sec. 3-15, 3) a 10' rear yard setback for a main structure instead of the minimum 30' rear yard setback required per Sec. 3-16, 4) a circular driveway in a lot less than 65' as required per Sec. 3-20, 5) one uncovered parking space instead of the 2nd covered parking space required per Sec. 3-20, 6) an attached garage instead of the unattached garage required per Sec. 3-20, 7) a one-story 8' 10" wall plate which exceeds the height looming standards required per Sec. 3-18 (3).

Mr. Lester presented the case to the Board. Sandra White, Focal Design Builders, LLC, represented the case. Ms. Wilson asked if this is new construction. Mr. Lester confirmed it is new construction. Mr. Orr asked if Ms. White met with neighbors. Ms. White stated she met with someone yesterday, and they were happy with the project. Mr. Orr requested that Ms. White provide documentation of the neighbor meeting(s). Ms. E. Diggs, 355 Albany, suggested that the lot itself, since it's so limited in space and size as it is, poses a problem, and the architecture of the proposed home doesn't fit in well with the neighboring homes. Mr. Orr asked Ms. Diggs if she is opposed to the project. Ms. Diggs said yes. Ms. Wilson stated she was concerned with the small size of the lot and the variance request for additional lot coverage. Mr. Chislett stated he was concerned with the large amount of proposed structure on the lot. Mr. Orr agreed with Mr. Chislett and stated that the variance request for additional lot coverage is too high given the small size and existing restrictions of the lot. Ms. White asked if she can lower her lot coverage amount requested. Mr. Sanders stated yes because she is proposing too much structure on this restricted lot. Mr. Orr recommended continuance and that the applicant should provide documented neighbor comments. Mr. Hammond stated he wished he could see more of a hardship to support the variances requested.

Mr. Hammond made a motion to approve continuance to the Nov. 3rd Board of Adjustment meeting for Case No. 2136 for all variances pending re-submittal. Ms. Wilson seconded the motion.

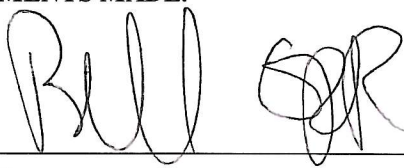
The motion was approved with the following vote:

FOR: Orr, Wilson, Sanders, Hammond, Chislett

AGAINST: None

There being no further business, the meeting was adjourned at 6:45 p.m.

THE PROCEEDINGS OF THE BOARD OF ADJUSTMENT ARE ALSO RECORDED ON COMPACT. THESE MINUTES ARE THE OFFICIAL RECORD OF THE PROCEEDINGS CONTAINED HEREIN. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL EVIDENCE PRESENTED OR STATEMENTS MADE.



Bill Orr
Chair

11/10/10

Date Signed & Filed



Teresa Forsberg
Community Development Coordinator